

LANDMARKS COMMISSION
Monday, March 22, 2010 - MINUTES – Regular Session

Call to Order: Time In: 6:59 p.m.

The Landmarks Commission of the Village of Canal Winchester met on the above date at the Municipal Building for its March 2010 regular meeting and was called to order by Mr. Note.

Roll Call

Present: Mr. Bennett, Mr. Ippoliti, Mr. Lynch, Mr. Messerly, Mr. Note and Mr. Rumora.
Mr. Bennett made a motion to excuse Mrs. Deeds. Mr. Ippoliti seconded the motion.

VOTE: AYES: Bennett, Ippoliti, Lynch, Messerly, Note and Rumora
 NAYS:
 Motion Carried

Approval of Minutes

Mr. Lynch made a motion to approve the minutes of the January 25, 2010 regular meeting as presented. Mr. Messerly seconded the motion.

VOTE: AYES: Bennett, Ippoliti, Lynch, Messerly, Note and Rumora
 NAYS:
 Motion Carried

Mr. Note informed the Commission of the following items to add to tonight's meeting agenda under New Business:

1. Discussion to change signage at 7 North High Street to include Harvest Moon and the Garden Herb Shop; and
2. Discussion with the property owners of 40 East Waterloo Street and their agent regarding Application #CA-07-12-B.

Mr. Messerly made a motion to add item #1 noted above to the agenda. Mr. Ippoliti seconded the motion.

VOTE: AYES: Bennett, Ippoliti, Lynch, Messerly, Note and Rumora
 NAYS:
 Motion Carried

Mr. Ippoliti made a motion to add item #2 noted above to the agenda. Mr. Rumora seconded the motion.

VOTE: AYES: Bennett, Ippoliti, Lynch, Messerly, Note and Rumora
 NAYS:
 Motion Carried

Pending Cases

Item #1. Application #CA-10-02: Property Owners & Applicants Patrick and Deborah Burks requesting approval to construct a six foot tall brick wall at the rear of their property located at 29 West Mound Street. Deborah Burks presented the application and answered questions from the Commission. A sample of the brick was shown to the Commission. Mr. Lynch asked about the color of the brick. Ms. Burks said the color (red) will match that of the existing garage and

house. The top of the brick wall will be capped with actual limestone. Mr. Lynch made a motion to approve Application #CA-10-02 as presented. Mr. Bennett seconded the motion.

VOTE: AYES: Bennett, Ippoliti, Lynch, Messerly, Note and Rumora
NAYS:
Motion Carried

Item #2. Application #CA-10-03: Property Owner is the Village of Canal Winchester. Matt Peoples, Director of Public Works was present on behalf of the village and presented this application. This application is requesting approval for replacing the storm windows and restoring the existing windows at Town Hall, 10 North High Street caused by age and weather over the years. See the application on file for a detailed project description plus photos. Because the village has received a Certified Local Government grant from OHPO for this project, the same planned improvements are also being reviewed by OHPO for their approval. Mr. Peoples stated the project will have to be bid out following the approval by both the Landmarks Commission and by OHPO. Mr. Bennett made a motion to approve Application #CA-10-03 as presented. Mr. Ippoliti seconded the motion.

VOTE: AYES: Bennett, Ippoliti, Lynch, Messerly, Note and Rumora
NAYS:
Motion Carried

Old Town Committee Report

Mr. Note reported at the March 8, 2010 meeting the following items were discussed: an update on the Town Hall window restoration project; Farmers Market will run from May 22 to August 8 except for the Jazz & Rib Fest and time to be 8 a.m. to noon; there will also be a Fall Harvest Market for three weeks; a downtown mural will be a regular discussion item of the committee.

Old Business

1. The Commission agreed to defer discussion on the 2010 edition of the *Preservation Post* newsletter until the April meeting.

New Business

1. Nathan Doerfler was present to discuss new signage at 7 North High Street. Mr. Doerfler explained his business, The Garden Herb Shop, will be moving into 7 North High Street along with the Harvest Moon Cafe. Therefore, signage will need to be updated for both businesses. Mr. Doerfler passed out some graphics and color samples of the proposed new signage, which would be 21 feet long by 18 inches tall. The new sign "will be made up solely of text, listing the names of the two businesses ..." at 7 North High Street. The new sign would use two colors: beige and a medium green. Mr. Doerfler said he was trying to maintain the existing size and text height of the existing Harvest Moon sign and wanted to get input from the Commission.

A discussion followed on the size and text height of the proposed sign. It was pointed out that the maximum size of a new sign is nine square feet. Mr. Lynch referenced a recent sign application at 39 North High Street where each business was allowed to have a sign up to nine square feet with each sign separated vs. having one sign with multiple businesses listed. Mr. Rumora suggested by splitting the sign it would read as two separate businesses. Mr. Note stated the Commission needs to keep with the maximum nine square feet as stated in the Preservation Guidelines. Mr. Messerly mentioned the maximum text

height is eight inches. Mr. Bennett asked if the graphic was drawn to scale – specifically the ration of letter height to overall sign size. Discussion followed on letter height and reducing the proposed size to meet the maximums allowed. Mr. Bennett also asked Mr. Doerfler to propose two different letter font styles for the Commission to consider.

2. Carrie Lott, attorney with Dagger, Johnston, Miller, Ogilvie and Hampson, was present to represent the property owners of 40 East Waterloo Street in regards to Application #CA-07-12-B. That application request was to replace wood windows with vinyl windows and was denied by the Landmarks Commission on September 9, 2007. The Commission's decision was later upheld by Council on appeal on November 19, 2007. Ms. Lott informed the Commission that the property owners want to comply with the requirements of the Preservation Guidelines. She asked if there were any examples where vinyl windows were approved. Mr. Lynch stated it depends on the specific project. If it is an addition to a building, or the windows being replaced are not the original windows, then vinyl windows may be permitted. Ms. Lott then asked if only the three windows facing East Waterloo Street could be changed from vinyl to wood and leave the seven remaining windows as vinyl since they are side/rear windows. Ms. Lott stated the cost to change all vinyl windows to wood windows would be expensive. Mr. Messerly responded the Commission has to follow the Preservation Guidelines as they are written. Mr. Note reminded the Commission that during the site visit to 40 East Waterloo Street on September 24, 2007 it was noted the wood windows were the original windows.

Ms. Lott informed the Commission the property owners wish to make the following improvements, in addition to resolving the matter of the vinyl windows: 1) replace existing spouting at the rear of the building; 2) replace the back door and add two storm doors; and 3) add an awning to the front entrance with signage on the awning. Ms. Lott presented examples of these items that the property owners are considering and asked the Commission for their input on whether the presented examples would be acceptable. Discussion followed on each of these items. Mr. Bennett stated there use to be an awning over the front entrance and believes the brackets are still on the building. The awning was taken down to restore it by the current property owners when they bought the property, but was never reinstalled. Discussion followed over the size of the awning sign, letter height and the business logo. The Commission informed Ms. Lott that ½ round gutters (currently existing style) can be found. Mr. Note advised not to use galvanized ½ round gutters as they will rust and leak over time. Aluminum gutters is a better choice.

Ms. Lott requested that the Landmarks Commission hold off with enforcement action at this time to allow the property owners to prepare a new application addressing the four items discussed this evening and to submit that application for the Landmarks Commission's April 26, 2010 meeting. The Commission agreed to this request.

3. Mr. Lynch raised an issue over porch floor material. A lot of homes have them and they are tongue and groove material. He informed the Commission of a new product made by the company Asteck. It is a composite tongue and groove, four inch material. Mr. Lynch has found out that this new product has received approval from other historic committees. Mr. Lynch believes this new product will come before the Commission and wanted to know what the Commission's position is on using it for porch flooring. It would have to be tongue and groove as opposed to pressure treated. Mr. Messerly stated if the owner is replacing like for like, he did not know if the Commission could specify the material to be

used. Mr. Messerly asked Mr. Lynch to provide the Commission with information to review. Mr. Lynch said he could do that for the next meeting.

Adjournment

Mr. Ippoliti made a motion to adjourn. Mr. Lynch seconded the motion.

VOTE: AYES: Bennett, Lynch, Ippoliti, Messerly, Note and Rumora
 NAYS:
 Motion Carried

Time out: 8:27 p.m.

Tony Note, Vice-Chairperson

Date

NOTE: The minutes set forth herein are an extract of the Landmarks Commission meeting. Anyone desiring a transcript of the complete minutes of the Landmarks Commission meeting may obtain the same at a cost of \$10.00 per page.